

For next 3/17/53 (cont'd) (2,000,000 pop)
State Island - Port Richmond, N.Y. (H.E.R.) 114
Shopping center - E.A.A. report.
750 car parking at rear.
fours here.
H.C. 220 - 350 H.
Sales est. = 400 M; prof. 216 M
" " = 500 M; " 35 M

Constr. cost 170 M. - 72' x 156' x 23' total for ft.

Rent \$18,000 min. plus 5% of sales over \$360 M.

Store 374 ft is a mile away.

Offer \$12,000 rent; 4% of sales. (20%)

Baratoga Springs, N.Y., Shopping Center. (Pop 15,000 (H.E.R.)
on Broadway) (10,000 in winter) (annual)

38' H. of lobby; 19' S. of Glen Falls. (10,000) (annual) (May-Sept)

Prop. of old Grand Union Hotel.

Decided against - too small.

Norridge - Northwest Chi. Subi - Harlem Spring Th (S.C.C.) + Bronx.

\$19,500 min. rent; 5% sales. - Exclusive for us.

M.L.K. est. sales of 350 H.

1/2 mile from other new deal, N.

✓ FCC. going to Chi. Subi. + will check up. (We replaced)
(We want a lower rent.)

(\$19,500 was sold for 300 M; we fd. 296 M.)

Terre Ill - Glenwood Village. (J.C.C.)

lease negotiation.

To day open 6 times for 2 h. until 9:00; can open any time
we wish.

W. J. Delphy 100' x 120'.

350 M. est. sales; sales prof. 34.6 M.

1/30 M - constr. cost.

\$11,200 min. plus 4% of sales over \$80 M. (4% of gross. - 2800)

12.96' of store. (Minimum rent - 11,200. Total rent - \$14,000.)

Don't agree to sign lease agreeing to stay open 6 (any no) of time.

114a

Intentional Retake

